

PM: Joy



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-06000017

Received: 2/22/24

Paid: 2/23/24

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

Table with 2 columns: Application Type and Fee. Includes options for Small Site Plan, Site Plan, Dredge & Fill, and Fill Only.

PROJECT

Project information form including: PROJECT NAME, PARCEL ID #, DESCRIPTION OF PROJECT, EXISTING USE(S), PROPOSED USE(S), ZONING, FUTURE LAND USE, TOTAL ACREAGE, BCC DISTRICT, WATER PROVIDER, SEWER PROVIDER, and SITE PLAN FORMULA calculations.

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: Miguel De Arcos	COMPANY: Central Parc Group, LLC	
ADDRESS: P.O. Box 968		
CITY: Longwood	STATE: FL	ZIP: 32752
PHONE: (407) 257-7334	EMAIL: miguel@centralparcgroup.com	

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: Joe T. Pellarin	COMPANY: Kimley-Horn & Associates, Inc.	
ADDRESS: 200 S. Orange Ave. Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: (407) 427-1610	EMAIL: joe.pellarin@kimley-horn.com	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Miguel De Arcos		
ADDRESS: P.O. Box 968		
CITY: Longwood	STATE: FL	ZIP: 32752
PHONE: (407) 257-7334	EMAIL: miguel@centralparcgroup.com	

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

- I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING:

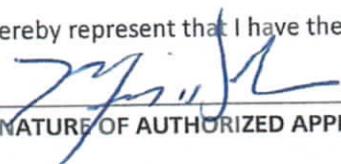
TEST NOTICE:

- Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

I hereby represent that I have the lawful right and authority to file this application.

  
 \_\_\_\_\_  
 SIGNATURE OF AUTHORIZED APPLICANT

2/14/2024  
 \_\_\_\_\_  
 DATE

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Miguel De Arcos, the owner of record for the following described property (Tax/Parcel ID Number) 31-19-30-515-0000-0030 hereby designates Joe T. Pellarin, P.E. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

**OTHER:** \_\_\_\_\_

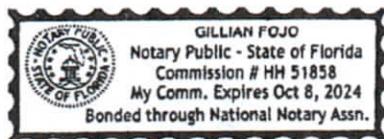
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 2/14/2024

  
 Property Owner's Signature  
Miguel De Arcos  
 Property Owner's Printed Name

STATE OF FLORIDA  
 COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared MIGUEL DE ARCOS (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 14<sup>th</sup> day of February, 2024.



Gillian Fojo  
 Notary Public

# Property Record Card



Parcel 31-19-30-515-0000-0030

Property Address

## Parcel Location



## Site View

Sorry, No Image Available at this Time

## Parcel Information

Parcel	31-19-30-515-0000-0030
Owner(s)	WILSON POINTE LLC
Property Address	
Mailing	PO BOX 968 LONGWOOD, FL 32752-0968
Subdivision Name	NOVEL PARKWAY
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1015-VACANT COMM-PUD
Exemptions	None
AG Classification	No

## Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$270,200	\$1,044,482
Land Value Ag		
Just/Market Value	\$270,200	\$1,044,482
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$270,200	\$1,044,482

## 2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$13,899.97
2023 Tax Bill Amount	\$13,899.97

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 3 NOVEL PARKWAY PLAT BOOK 87 PAGES 34-36

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$270,200	\$0	\$270,200
SJWM(Saint Johns Water Management)	\$270,200	\$0	\$270,200
FIRE	\$270,200	\$0	\$270,200
COUNTY GENERAL FUND	\$270,200	\$0	\$270,200
Schools	\$270,200	\$0	\$270,200

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	10/31/2023	10531	1211	\$350,000	Yes	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.93	\$140,000.00	\$270,200

Building Information Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features					
Description	Year Built	Units	Value	New Cost	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Planned Development	PD	Planned Development

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	3

School Information		
Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

**WILSON POINTE, LLC**

### Filing Information

<b>Document Number</b>	L21000479798
<b>FEI/EIN Number</b>	87-3517650
<b>Date Filed</b>	11/05/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2061 VERSAILLES AVENUE  
WINTER PARK, FL 32789

### Mailing Address

P. O. BOX 968  
LONGWOOD, FL 32752

### Registered Agent Name & Address

CIPPARONE & CIPPARONE, P.A.  
1525 INTERNATIONAL PARKWAY  
SUITE 1071  
LAKE MARY, FL 32746

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

**DE ARCOS, MIGUEL**

P. O. BOX 968  
LONGWOOD, FL 32752

Title Manager

Nori, Dominic  
P. O. BOX 968  
LONGWOOD, FL 32752

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
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2022	04/05/2022
2023	04/26/2023

**Document Images**

[04/26/2023 -- ANNUAL REPORT](#)

View image in PDF format

[04/05/2022 -- ANNUAL REPORT](#)

View image in PDF format

[11/05/2021 -- Florida Limited Liability](#)

View image in PDF format

**2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L17000062074

**Entity Name:** CENTRAL PARC GROUP, LLC

**Current Principal Place of Business:**

2061 VERSAILLES AVE  
WINTER PARK, FL 32789

**Current Mailing Address:**

PO BOX 968  
LONGWOOD, FL 32752-0968 US

**FEI Number:** 82-0877975

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

CIPPARONE & CIPPARONE, P.A.  
1525 INTERNATIONAL PARKWAY  
1071  
LAKE MARY, FL 32746 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** \_\_\_\_\_

Electronic Signature of Registered Agent

\_\_\_\_\_ Date

**Authorized Person(s) Detail :**

Title MGR  
Name DE ARCOS, MIGUEL  
Address PO BOX 968  
City-State-Zip: LONGWOOD FL 32752-0968

Title MGR  
Name NORI, DOMINIC  
Address PO BOX 968  
City-State-Zip: LONGWOOD FL 32752-0968

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** DOMINIC NORI

**MANAGER**

**04/26/2023**

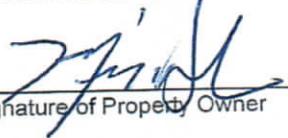
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_ Date

# AGENT AUTHORIZATION FORM

FOR THE "LOT 3 OF THE NOVEL PARKWAY PD" PROJECT LOCATED IN SEMINOLE COUNTY, FLORIDA

I, MIGUEL DE ARCOS: CENTRAL PARC GROUP, LLC AS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, SEMINOLE COUNTY PARCEL ID NO. 31-19-30-515-0000-0030, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT(S) JOE T. PELLARIN, P.E.: KIMLEY-HORN AND ASSOCIATES, INC., TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, SEMINOLE COUNTY PERMITS, SJRWMD PERMITS, FDEP PERMITS AND FDOT PERMITS, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

  
Signature of Property Owner

Date: 2/14/2024

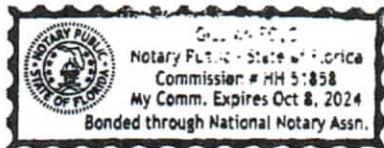
MIGUEL DE ARCOS  
Print Name Property Owner

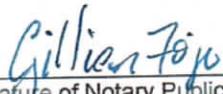
STATE OF FLORIDA :  
COUNTY OF Seminole :

I certify that the foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February 2024 by MIGUEL DE ARCOS. He/she is personally know to me or has produced as identification and did / did not take an oath.

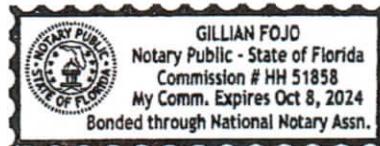
Witness my hand and official seal in the county and state stated above on the 14<sup>th</sup> day of February, in the year 2024.

(Notary Seal)



  
Signature of Notary Public  
Notary Public for the State of Florida

My Commission Expires: 10/08/2024





**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/23/2024 11:19:28 AM  
**Project:** 24-06000017  
**Credit Card Number:** 41\*\*\*\*\*5354  
**Authorization Number:** 003576  
**Transaction Number:** 230224C1D-6382F408-3E31-443C-AE44-80D7FED10F41  
**Total Fees Paid:** 3595.77

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	59.52
SITE PLAN	3536.25
Total Amount	3595.77